

TO: DEVELOPMENT REVIEW BOARD **DATE:** July 10, 2003
FROM: CURRENT PLANNING SERVICES
SUBJECT: CASE 18-DR-2001#2
REQUEST: Approve site plan & elevations for a 3-story office building
PROJECT NAME: Scottsdale Corporate Center Phase I
LOCATION: South of the SWC or Pima & Bell Roads

DEVELOPER/OWNER: Hines
ARCHITECT/DESIGNER: Kendall / Heaton Assoc., Inc.
ENGINEER: Paul-Koehler Consulting
APPLICANT/COORDINATOR: Hines Interests Limited Partnership/Chris Anderson
2375 E Camelback Rd Ste 790
Phoenix, AZ 85016
(602) 385-6917

STAFF RECOMMENDATION: APPROVE subject to the attached stipulations.

CONCURRENCE: The project is situated within the 55-65 DNL noise contour levels of the Scottsdale Airport situated SW. of the site. A stipulation has been added to provide for increased building insulation to reduce outside to inside noise levels as well as inclusion of necessary aviation easements.

PUBLIC COMMENTS: No public comment has been received on this case.

REQUEST: Re-approval of site plan and elevations for a 102,549-sq. ft., three story office building plus parking structure.

LOCATION & ZONING: The site is located east of the McDowell Mountain Marriott Hotel, and south of the southwest corner of Pima and Bell Roads, and is zoned C-O (Commercial Office) district where offices are permitted uses.

CHARACTERISTICS: The site is level, south sloping land adjacent golf course.

HISTORY: The case was originally approved by the DRB on May 17, 2001, but has subsequently expired.

DISCUSSION: The request is for re-approval of the previously approved office project located on a 5.16 ac. site, which is the first of three phases for the larger 13.01 ac. area that will contain two additional, future office buildings with a total square footage of 307,647-sq. ft. plus parking structure. Parking for this initial phase of development contains 400 spaces (342 spaces required) including 280 within the proposed parking structure and 120 surface spaces. The centrally located, 3 level parking structure is designed to be expanded with each development phase and ultimately contain 840 spaces. Open space for the phase is provided along the west side of the parking

structure and south of the building with 66,364 sq. ft. provided and 63,578 sq. ft. required. The applicant has worked with the City WestWorld Coordinator and TPC representatives to assure associated golf course issues are addressed.

The 42 ft. high building is based on building height as defined in the Zoning Ordinance, (52 to top of mechanical screening) contains a modern office appearance with 2 tone yellow-brown colored EIFS finished walls, uniform height parapet roof and brown, dry-stacked stone wainscot. Green tint windows are generally recessed 12-18" from EIFS finished vertical columns and 5-18" from horizontal bands that form the face of the building. Third floor windows are more continuous in nature with minimal separation by columns and are generally recessed 6". The 25 ft. tall parking structure contains EIFS finished solid walls along the west side and open face EIFS walls on remaining sides and is finished to match the building.

The landscape palette contains a combination of xeriscape desert plants along exterior and lush landscaping styles at interior areas of the site. Peripheral areas include Chilean Mesquite, Palo Brea and Sweet Acacia trees.

KEY ISSUES: The case was previously approved by the DRB but has subsequently expired. The current application and associated stipulations are identical to the originally approved case.

RELATED CASES:

- Case 4-BA-01 gave BOA approval for a side yard variance from 50 to 20 ft. for the site on 4/04/01.
- Case 18-DR-01 gave DRB approval to this case on May 17, 2001, which has expired.

Al Ward
Project Coordination Manager
480-312-7067

ATTACHMENTS:

- #1-Project Narrative
- #2-Context Aerial
- #2A-Aerial Close-Up
- #3-Zoning Map
- #4-Context Photos
- #5-Master Site Plan
- #6-Phase 1 Site Plan
- #7-Phasing Plan
- #8-Conceptual Landscape Master Plan
- #9-Phase 1 Conceptual Landscape Plan
- #10-Elevations
- #11-Sections
- #12-Perspectives
- #13-Floor Plans/Floor Plan Worksheet
- A-Stipulations
- B-Ordinance Requirements

7

424-PA-00#2



City of Scottsdale PROJECT NARRATIVE

1
STOP SHOP

- ☐ Rezoning
- ☐ Use Permit
- ☒ Development Review
- ☐ Master Sign Programs
- ☐ Variance
- ☐ Other

Case # 18 DR-2001 #2 / 424-PA-00 #2
Project Name Scottsdale Corp. Center **
Location SW of SWC Pima & Bell Rds
Applicant Hines
**formerly Regus Business Center ATTN: Chris Anderson

SITE DETAILS

Proposed/Existing Zoning: CO
Use: office
Parcel Size: 17.4
☐ Gross Floor Area ☐ Total Units:
☐ Floor Area Ratio ☐ Density:
Parking Required: _____
Parking Provided: _____
Of Buildings: _____
Height: _____
Setbacks: N- _____ S- _____
E- _____ W- _____

In the following space, please describe the project or the request

Project Description

The Project will be located in the vicinity of the southwest corner of the intersection of East Bell Road and the Pima Freeway in Scottsdale, Arizona.

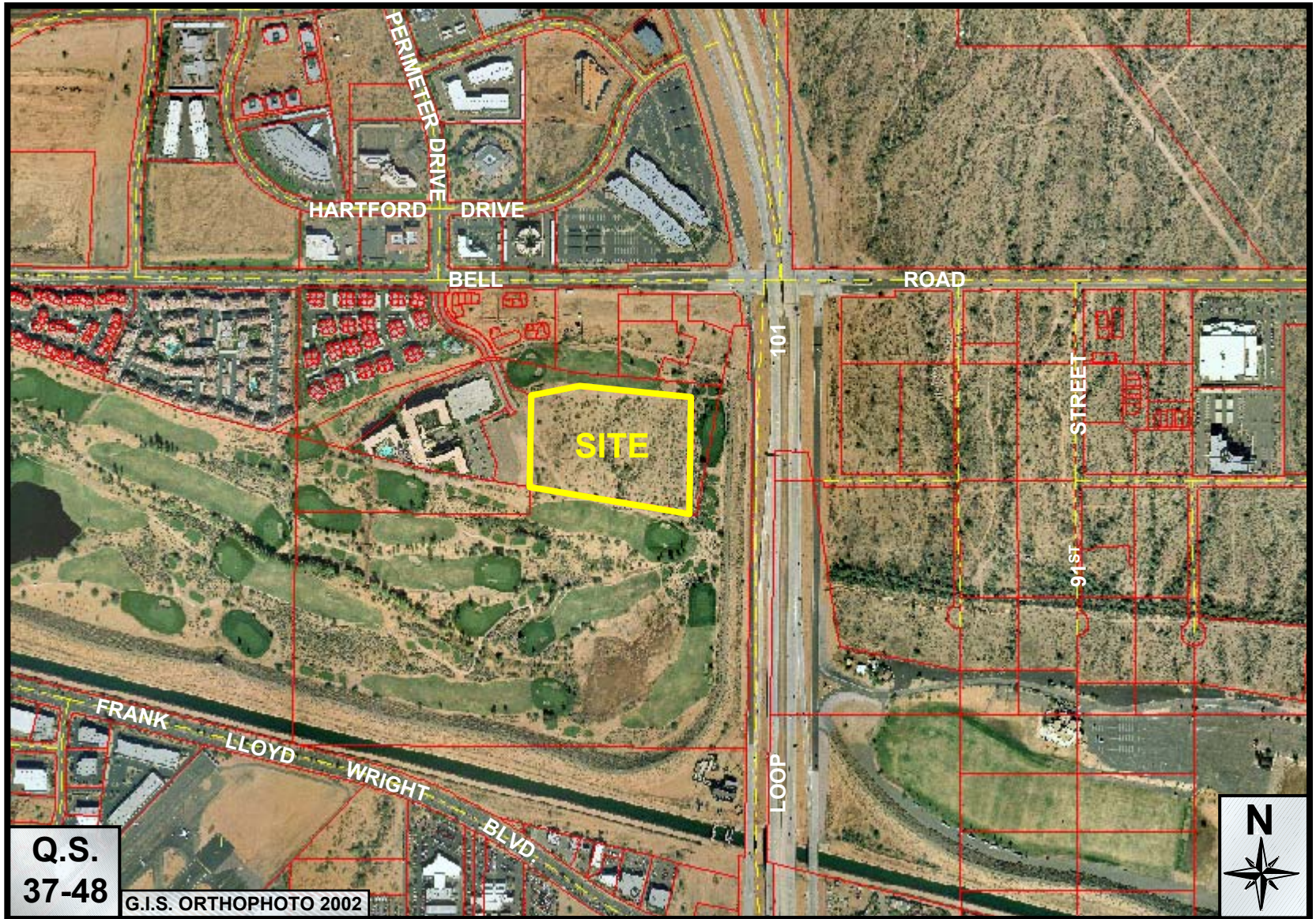
The Project site is within the Scottsdale Corporate Center, which is a master planned development for three office buildings, which are phased. This Project will be the first phase (Phase I) of that master plan. Subsequent buildings within this master plan are not part of this Project and are only considered as a part of the master plan for consideration for future development.

The proposed Project (Phase I) will consist of a three floor office building of approximately 100,000 Rentable Square Feet measured in accordance with BOMA International standards.

Parking will be a combination of structured and surface parking; parking for approximately four hundred cars (400) will be a part of the Phase I Project. Parking will generally be allocated as 120 surface spaces and 280 spaces in the parking structure. The parking structure is to be designed to accommodate future expansion for subsequent phases on the Scottsdale site.

Site development for the Phase I Project will consist of approximately 5.8 acres out of the total 17.4 acres in the master planned development.

18-DR-2001#2
5-16-2003



Scottsdale Corporate Center

18-DR-2001#2

ATTACHMENT #2



Scottsdale Corporate Center

18-DR-2001#2

ATTACHMENT #2A

PART II - 1

SCOTTSDALE
CORPORATE
CENTER

424-PA-00#2

ALL DATA

Owner
Scottsdale
Architect
Henderson Associates, Inc.
Structural Engineer
Paul Korte
Consulting Structural Engineers, Inc.
Mechanical, Electrical, and
Plumbing Consulting Engineering
Fryer & Associates
Landscape Architect
Rice & Associates, Inc.
Civil Consultant
Davis Consulting, Inc.

File Date: 01/20/01
1 01/20/01 10:40 AM

MASTER PLAN

PROJECT DATA
ZONING: C-0
GROSS LOT AREA: 757,726 SF.
NET LOT AREA: 566,782 SF.
BUILDING HEIGHT: 38'-0" TO THE PARAPET

OPEN SPACE CALCULATIONS

REQUIRED OPEN SPACE
FRONT: 12'-0" OF HEIGHT x 15% OF NET LOT AREA
= 15 X 566,782 = 85,017 SF.
NEXT: 26'-0" OF HEIGHT x 12% OF NET LOT AREA
= 12 X 566,782 = 68,014 SF.

OPEN SPACE REQUIRED (NOT INCLUDING PARKING LOT LANDSCAPING)
85,017 SF + 68,014 SF = 153,031 SF. (28%) REQUIRED
OPEN SPACE PROVIDED = 161,000 SF.

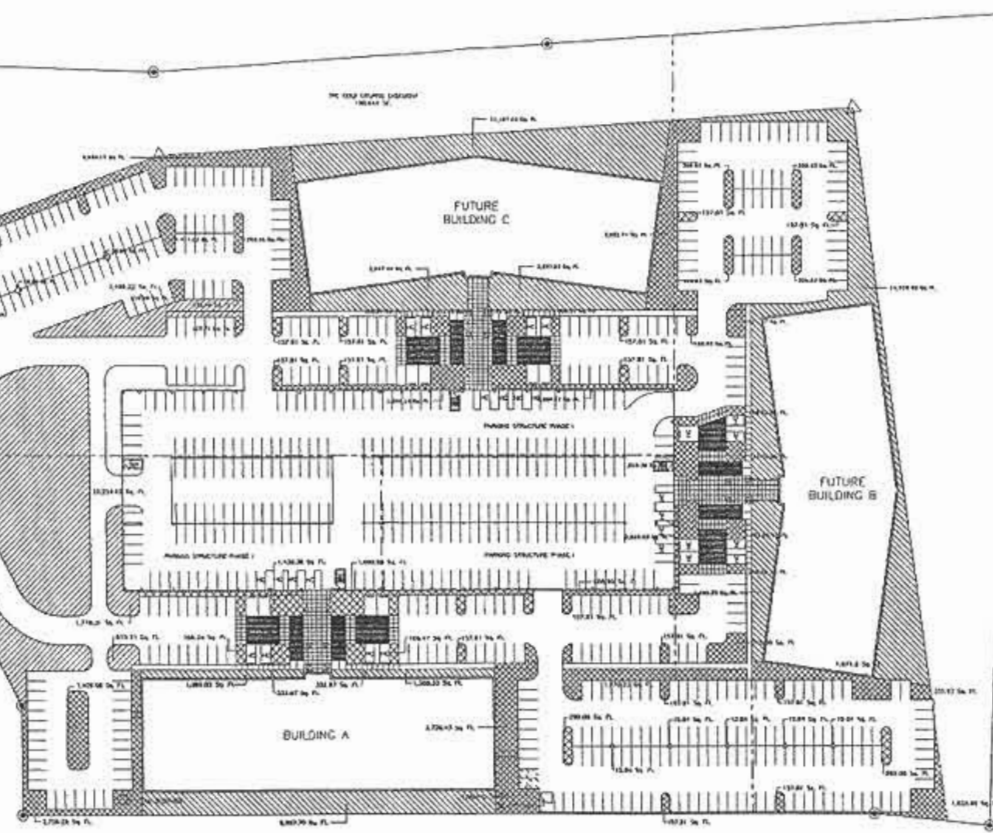
PARKING LOT LANDSCAPING REQUIRED
PARKING LOT AREA = 187,209 SF. X .15 = 28,081 SF. REQUIRED LANDSCAPE
PARKING LOT LANDSCAPE PROVIDED = 46,538 SF.

PARKING LOT CALCULATION IS BASED ON TOTAL PAVED AREA
BUT DOES NOT INCLUDE THE ROADS

FRONT OPEN SPACE REQUIRED IS 80,000 SF.
47,880 SF. IS EXISTING + 32,120 SF. IS BORROWED
GOLF COURSE EXISTING = 81,000 SF. PROVIDED

OPEN SPACE OTHER THAN PARKING LOT
LANDSCAPING IS 114,462 SF

PARKING LOT LANDSCAPING IS 46,538 SF.



ZONING CASE # 1542N99
DRB CASE # 424-PA-2000
DRB-SWSM
MASTER
SITE PLAN WORKSHEET
DRB - PART 1 W.S. 4
DRB-SWSM





SCOTTSDALE
CORPORATE
CENTER

424-PA-007



Building Elevation (South of Entrance)



Building Elevation (North of Entrance)



Building Elevation (West of Entrance)



Building Elevation (East of Entrance)

18-DR-2001#2
5-16-2003

SCOTTSDALE
CORPORATE
CENTER



East Elevation to Avenue



West Elevation to Avenue



North Elevation to Avenue



South Elevation to Avenue

DATE: 5-16-2003
BY: [Signature]

SCALE: 1/8" = 1'-0"

NOTES:

1. SEE PLAN FOR LOCATION

18-DR-2001#2
5-16-2003

424-PA-CO#2

SCOTTSDALE
CORPORATE
CENTER

424-PA-007



BUILDING NORTH ELEVATION (OPPOSITE OF AIRWAYS)



BUILDING NORTH ELEVATION (OPPOSITE OF AIRWAYS)



BUILDING WEST ELEVATION



BUILDING WEST ELEVATION

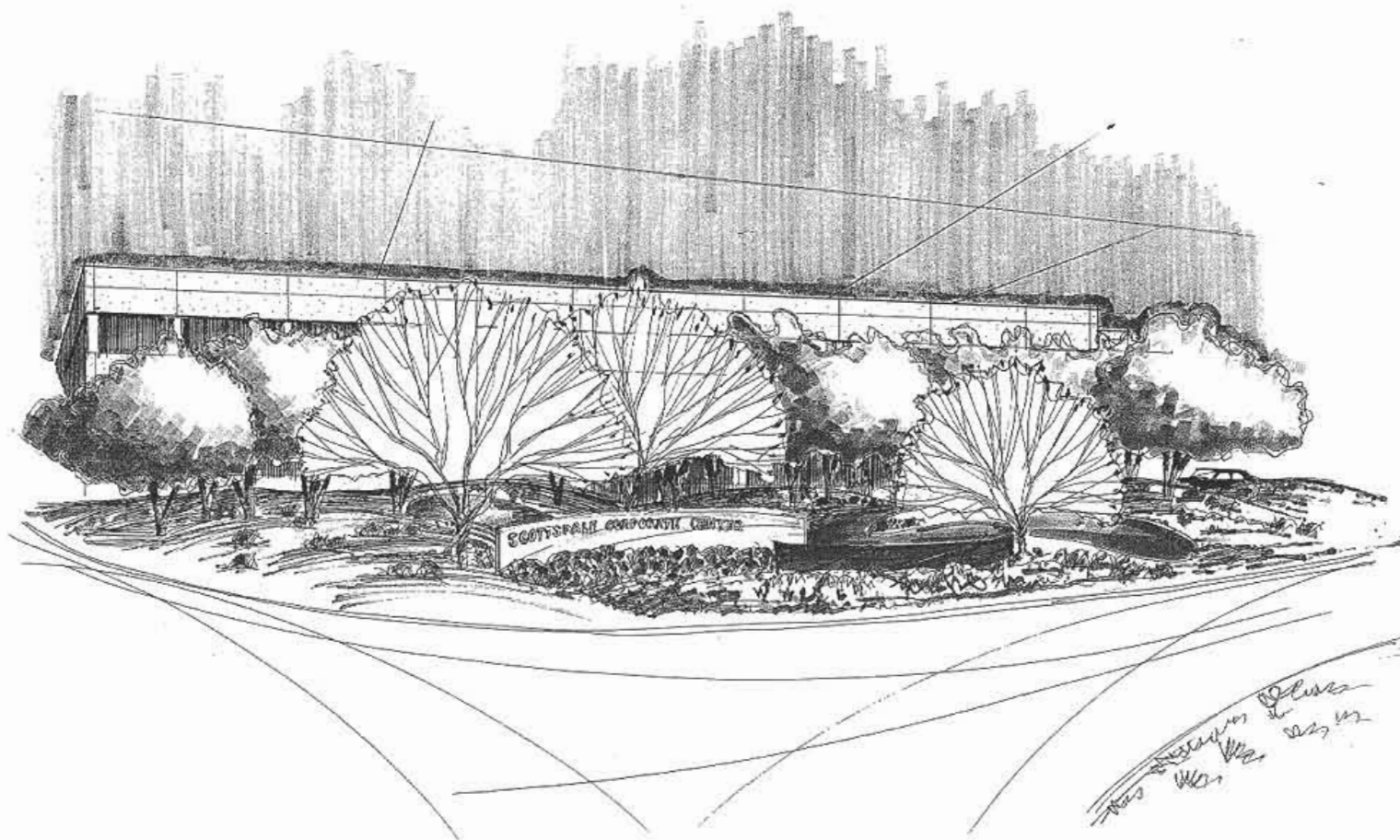
SCOTTSDALE, ARIZONA
1100 N. 10TH AVENUE, SUITE 1000

ARCHITECT

DATE

SCALE: 1/8" = 1'-0"

18-DR-2001#2
5-16-2003

ENTRY VIEW OF
PARKING STRUCTURE

SCOTTSDALE PROFESSIONAL PLAZA
4/20/01

Owner
None

Architect
KandellPetersen Associates, Inc.

Structural Engineer
Paul Pankster
Consulting Structural Engineers, Inc.
Mechanical, Electrical, and
Plumbing Consulting Engineering
Wylie & Associates

Landscape Architect
Piper & Associates

Civil Consultant

No.	Date	Issue
1	08/27/00	FOR REVIEW
	02/22/01	PROGRESS
	03/16/01	FOR REVIEW
	10/18/01	FOR REVIEW
	12/04/01	FOR REVIEW
	01/10/02	FOR REVIEW
	01/01/02	CITY REVIEW
	04/01/02	CITY REVIEW



CHARACTER SKETCH

LA5.0



SCOTTSDALE
CORPORATE
CENTER

11-1-2000

Owner
Bank
Architect
Scottsdale Associates, Inc.
Structural Engineer
Paul Turner
Consulting Structural Engineers, Inc.
Mechanical, Electrical and
Plumbing Consulting Engineering
FIRM & ADDRESS
Landscape Architect
Firm & Address Inc.
Civil Engineer
Firm & Address Inc.

No. 0001 0002
1. 0001 0002
2. 0001 0002

ZONING CASE # 11-1-2000
DRB CASE # 11-1-2000

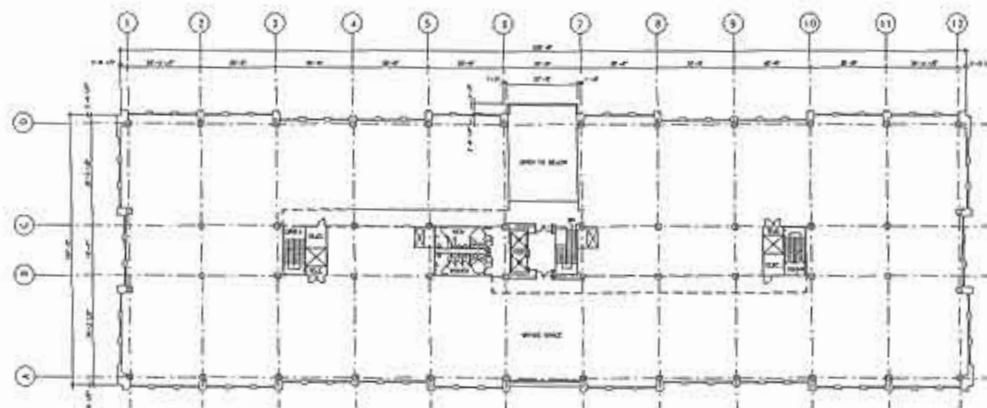
DRB2-FP1-2

Project No.

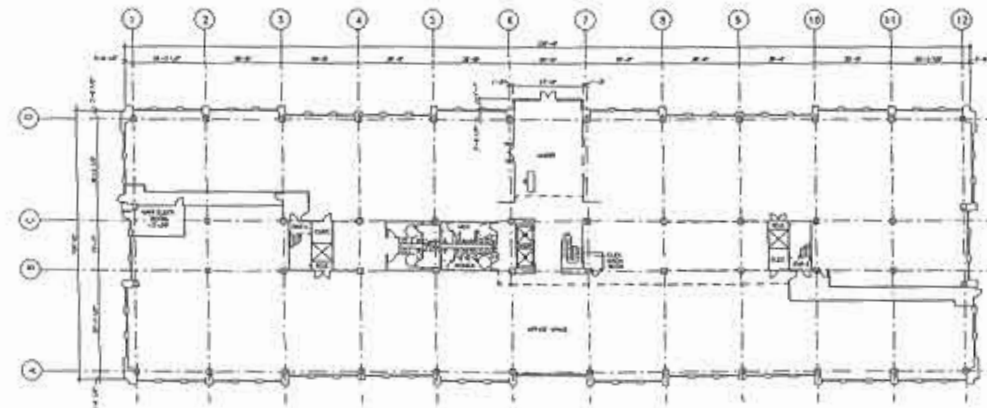
FLOOR PLAN
FLOOR 1 & 2

DRB2-FP1&2

DRB2-FP1&2



FLOOR 1 PLAN
11-1-2000



FLOOR 2 PLAN
11-1-2000



● ● ● ● ●

Owner:
State

Architect:
Gensler/Hatch Associates, Inc.

Structural Engineer:
Paul Etnier
Consulting Structural Engineers, PC

**Architectural Structural and
Paving Consulting Engineering
Firms & Associates:**

Interior Architect:
Paul R. Anderson, PC

Cost Consultant:
Gensler, Consulting, Inc.

no.	Case	Issue
1	2. 2008	Not known
2	1. 2008	Not known

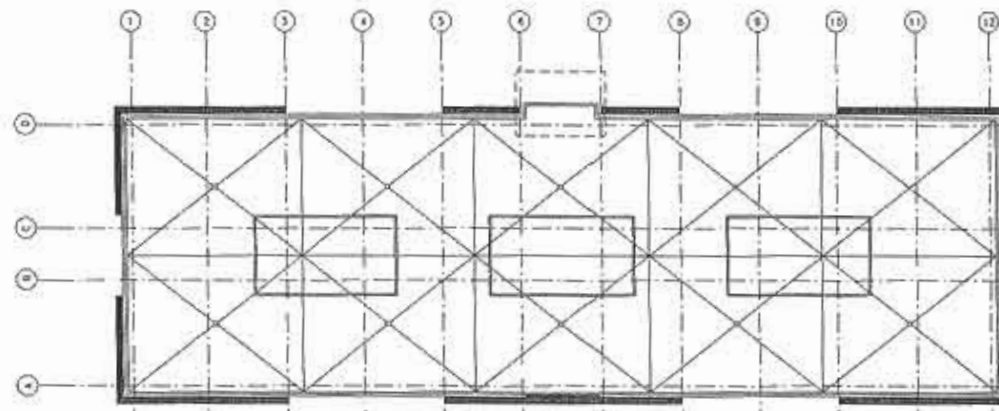
2344HC CASE # 134JN85-
000 CASE # 424-4w-2500

0982-EP3-4

Fig. 10.

FLOOR PLAN
FLOOR 3 & ROOF

DR02-FP3&4



DOF Plot
10/10/00

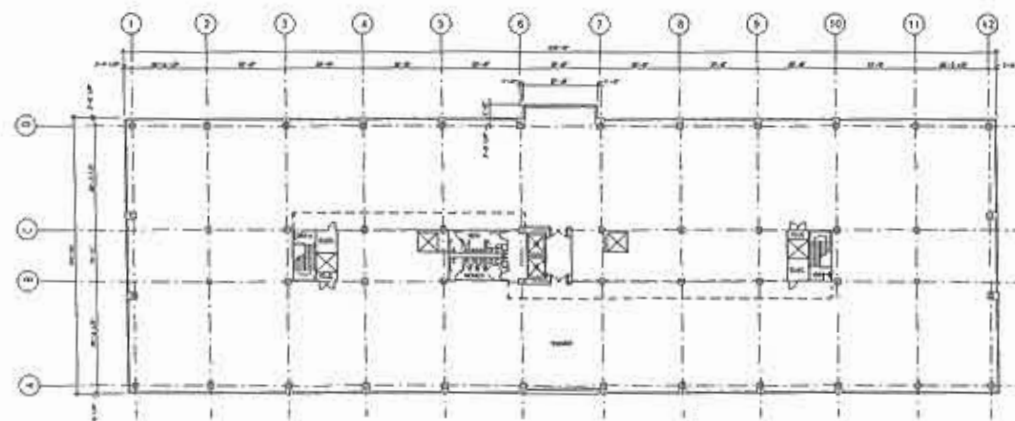


Figure 2. Pump
valve-1-0

[illegible]

SCOTTSDALE CORPORATE CENTER

REFERENCE

Owner
HKS

Architect
Kohn Pedersen Fox Associates, Inc.

Structural Engineer
Paul Corbin
Consulting Structural Engineers, Inc.

Mechanical, Electrical, and
Plumbing Consulting Engineering
Wyle & Associates

Landscape Architect
Hess & Associates, Inc.

Civil Consultant
Sargent Consulting, Inc.

Rev. Date Issue
1 01/21/01 FOR REVIEW

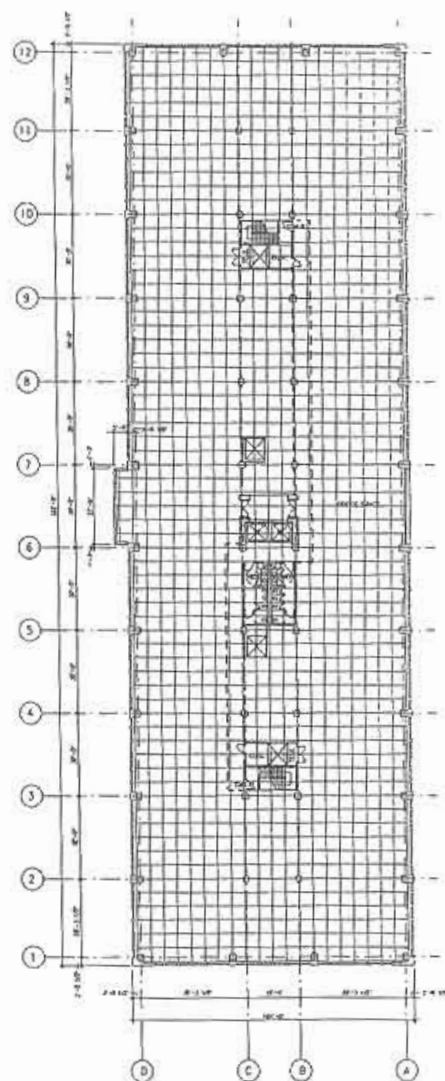
ZONING CASE # 1342NBS
DRB CASE # 421-Pa-2000

As shown
DRB-FPWS

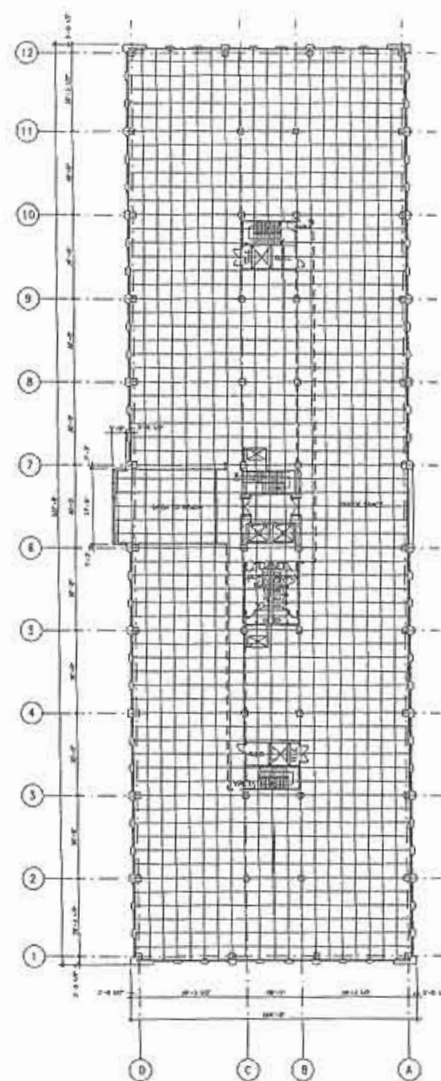
Drawing No.

FLOOR PLAN
WORKSHEET

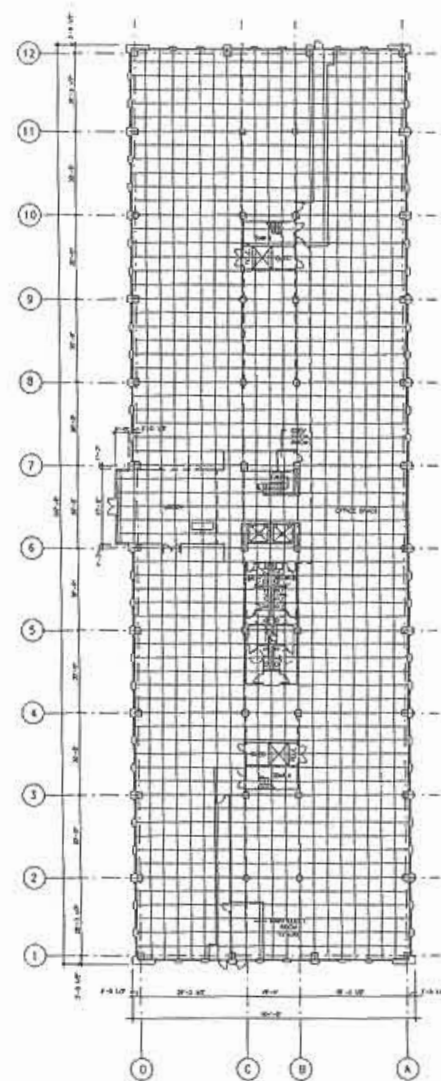
DRB - PART II HQ.5
Drawing No.
DRB-FPWS



LEVEL 3 FLOOR PLAN
33,000 SQ. FT.
ALL SPACE IS OFFICE USE

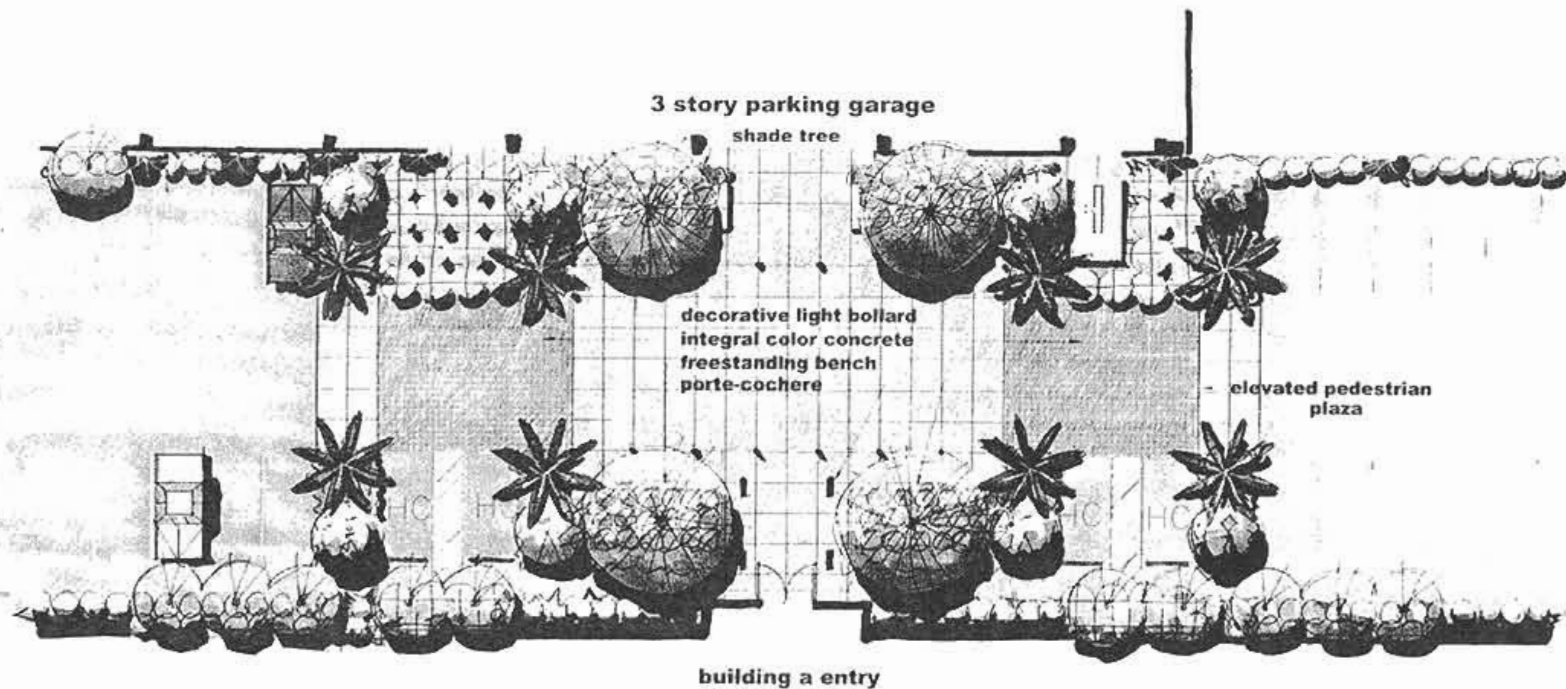


LEVEL 2 FLOOR PLAN
33,000 SQ. FT.
ALL SPACE IS OFFICE USE



LEVEL 1 FLOOR PLAN
33,000 SQ. FT.
ALL SPACE IS OFFICE USE





Owner:
 City of Scottsdale
 Architect:
 Kimmell Associates, Inc.
 Structural Engineer:
 Paul Runkel
 Consulting Structural Engineer, Inc.
 Mechanical, Electrical, and
 Plumbing Consulting Engineering
 Wyle & Associates
 Landscape Architect:
 Floor & Associates
 Civil Consultant:

No. Date Issue
 1 05/27/01 FOR REVIEW
 05/29/01 PROGRESS
 10/16/01 FOR REVIEW
 10/18/01 FOR REVIEW
 10/26/01 FOR REVIEW
 01/10/01 FOR REVIEW
 01/21/01 CITY REVIEW
 02/01/01 CITY REVIEW

PLANT LEGEND



SIZE

COMMON NAME

SIZE



ENTRY PLAZA



SCOTTSDALE PROFESSIONAL PLAZA
 CONCEPTUAL PEDESTRIAN PLAZA PHASE I 4/20/01



Drawing Title:

ENTRY PLAZA

Project Number: PAA 20008
 Drawing No.: LA4.0

10/20/01 ch/ls

REENTRANT
CORNERS
AT PARKING
STRUCTURE
TYPICAL

NO SCALE
5.10.01

GOLF COURSE
EASEMENT

FUTURE
BUILDING C
100,000 S.F.

FUTURE
BUILDING B
100,000 S.F.

GOLF COURSE
EASEMENT

A
BUILDING A
100,000 S.F.

5/2/01

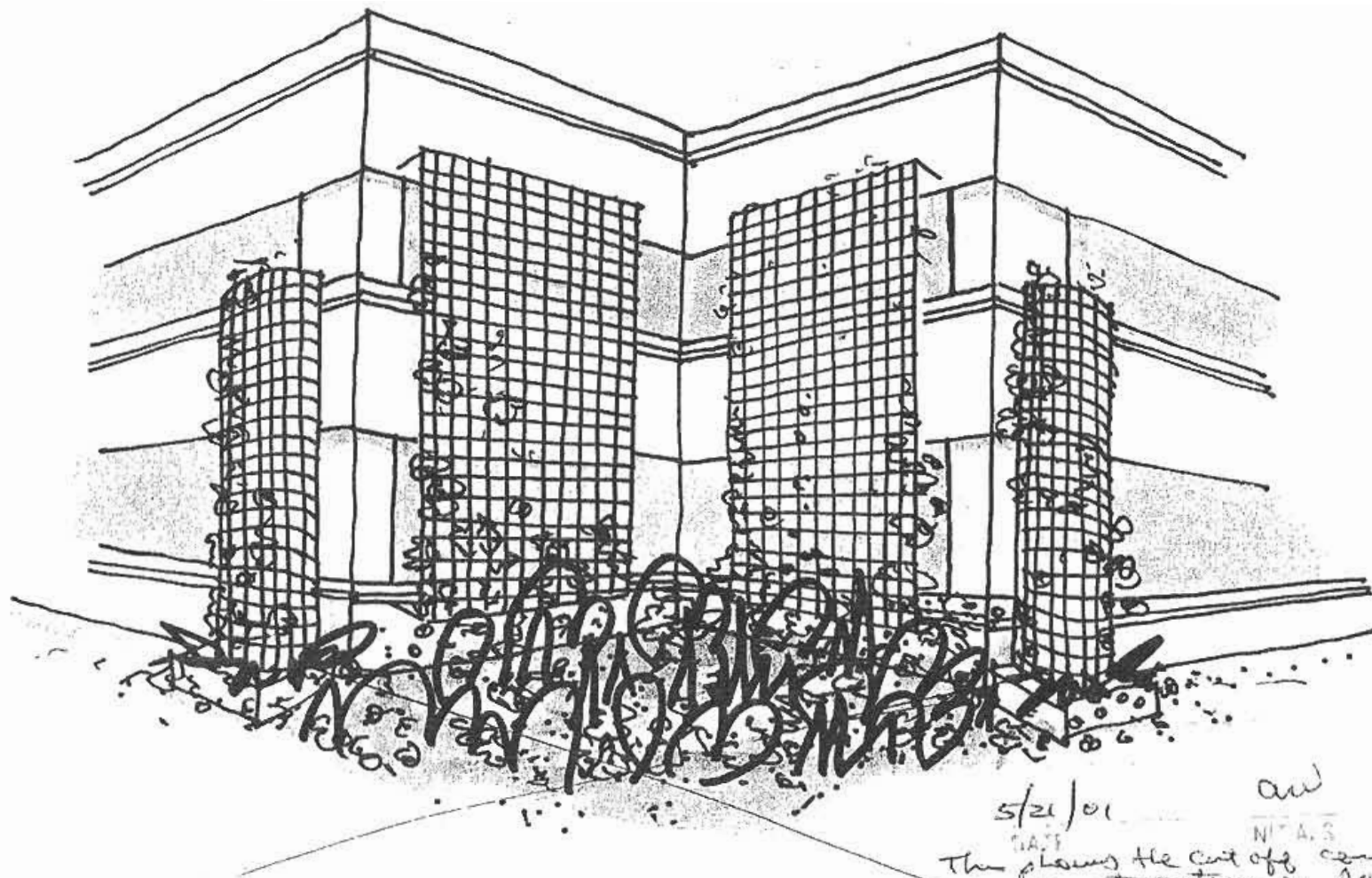
11W
N 1/4 S

TYP. PARKING STRIP
SIZE IS 9'x18'

TYP. DRIVE LANE
IS 24'-0" WIDE

10-22-01 This shows the
cut off corners on parking structure
as provided by the applicants
TOURNAMENT PLAYERS CLUB
on the DESERT GOLF COURSE. No notice
& approval by the BO.





RE-ENTRANT CORNER WITH METAL TRUNKS
 SCOTTSDALE CORPORATE CENTER - PARKING STRUCTURE

5.10.01

5/21/01

aw

N/A.S.

The drawing shows the cut off corner of
 the parking structure as presented to
 the DCS by the applicant
 at the DCS & supported by the Board
 10-22-01

SCOTTSDALE CORPORATE CENTER
SOUTH of THE SWC. OF
PIMA RD. & BELL RD.
SCOTTSDALE, AZ.

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- | | |
|--|--|
| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.</p> <p><input checked="" type="checkbox"/> 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & UFC AT THE FOLLOWING LOCATIONS.</p> <p><u>SEE THE D. R. SITE PLAN FOR THE FIRE LANE LOCATIONS. FIRE ENGINE TURNING RADIUS IS A MIN. 45'-00" .</u></p> <p><input type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS. (PER C.O.S. 91-3)</p> <p><input checked="" type="checkbox"/> 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.</p> <p><input checked="" type="checkbox"/> 5. PROVIDE A KNOX ACCESS SYSTEM:</p> <p style="margin-left: 20px;"> <input checked="" type="checkbox"/> A. KNOX BOX
 <input type="checkbox"/> B. PADLOCK
 <input type="checkbox"/> C. KNOX OVERRIDE & STROBE SWITCH FOR AUTOMATIC GATES. </p> <p><input type="checkbox"/> 6. SUBMIT PLANS FOR AN OCCUPANT NOTIFICATION SYSTEM PER SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 7. SUBMIT PLANS FOR A CLASS A FIRE ALARM SYSTEM.</p> <p><input type="checkbox"/> 8. PROVIDE INTERIOR NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
 <small>(FOR OTHER THAN FULL NOTIFICATION SYSTEMS. SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)</small></p> <p><input checked="" type="checkbox"/> 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____</p> <p><input checked="" type="checkbox"/> 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.</p> | <p><input checked="" type="checkbox"/> 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER(S) OF CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input checked="" type="checkbox"/> 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 20') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input checked="" type="checkbox"/> 13. NUMBER OF FIRE HYDRANTS REQUIRED, <u>03</u>. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF _____ AT _____ GPM THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> <p><input checked="" type="checkbox"/> 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____</p> <p><input checked="" type="checkbox"/> 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE UFC. SEE SHEETS _____</p> <p><input type="checkbox"/> 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. PERMIT FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED REQUIRES THAT A COMPLETED HMMP BE PROVIDED WITH SUBMITTAL OF BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x <u>4"</u> (NSHT)</p> <p style="margin-left: 20px;"> <input checked="" type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE.
 <input type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS. </p> <p><input checked="" type="checkbox"/> 19. THE FIRE LINE SHALL BE EXTENDED A MAXIMUM OF 3' INTO THE BUILDING WITH A MINIMUM OF _____ CLEARANCE AROUND THE FIRE RISER. EXTERIOR ACCESS MAY BE REQUIRED.</p> |
|--|--|

20. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA (1996 EDITION) & CITY ORDINANCE . SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☐ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (1996 EDITION)
- ☐ B. MODIFIED NFPA 13-R SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS FOR UP TO SIX UNITS PER BUILDING FED FROM DOMESTIC SERVICE (1996 EDITION)
- ☒ C. MODIFIED NFPA 13R SYSTEM (1996 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC. LT. HAZ. 0.10/1500 OFFICE -- ORD. GR. I - 0.15/01500 GARAGE
- ☐ D. NFPA (1996 EDITION) COMMERCIAL SYSTEM / DESIGN CRITERIA:
- ☐ E. FOR STORAGE 12' 0" & HIGHER SEE ARTICLE 81 OF THE 1997 UFC AND/OR APPROVED ALTERNATE METHODS; NFPA 231C, ESFR SPRINKLERS OR OTHER DOCUMENTED ENGINEERED METHODS.
- ☐ F. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ G. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.
- ☒ H. EXTEND THE WATER MAIN THRU THE GOLF COURSE & CONNECT TO THE PROJECT TO THE NORTH.---- ALL SURFACE PARKING & DRIVEWAYS OVER UNDER GROUND PARKING SHALL HAVE A LOADING DESIGN OF A MIN. 83,000 POUNDS G.V.W. -

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

**STIPULATIONS FOR 18-DR-2001#2
SCOTTSDALE CORPORATE CENTER**

BUILDING ELEVATIONS AND SITE PLANS APPROVED BY THE DEVELOPMENT REVIEW BOARD MUST BE BUILT PER THE APPROVED PLANS WITH THE MODIFICATIONS PER THE FOLLOWING STIPULATIONS TO OBTAIN BUILDING PERMIT AND/OR CERTIFICATE OF OCCUPANCY.

SITE AND BUILDING DESIGN:

1. Refuse enclosure shall be screened by material compatible with the building materials.
Colors and texture to match the building, both sides.
2. The sides of the ramps to the lower levels of the parking garage shall be finished either with painted concrete, integral colored concrete and/or textured concrete; all options shall match the building.
3. Flagpoles, if provided, shall be one piece conical tapered.
4. Paint service entrance section to match the building and/or screen from view.
5. Prior to final plans submittal, the developer shall submit documentation approved by the Airport Director or designee demonstrating compliance with the airport zoning height requirements relative to potential obstructions.
6. *With the final plan submittal, the developer shall provide documentation, to the satisfaction of City staff, of a cross access agreement with the property to the west for joint use of the access road.*
7. *With the final plan submittal, the developer shall provide, to the satisfaction of City staff, documentation of a lot tie between all parcels for all 3 phases of development.*
8. *With the final plan submittal, the developer shall revise the site plan, to the satisfaction of City staff, to provide a 3 foot setback between the proposed covered parking and the property line along the south east portion of the site.*
9. *With the final plan submittal for each phase of development, the developer shall submit revised site plan worksheets and project data sheets, to the satisfaction of City staff, for the current phase of development, and for the entire site.*
10. *With the final plan approval, the developer shall provide documentation, to the satisfaction of Airport staff, of an aviation easement and compliance with the airport height zoning ordinance.*
11. *With the final plan submittal, the developer shall provide documentation from the Airport Director, that soundproofing for the building has been approved.*

ATTACHMENT A

BUILDING ELEVATIONS:

1. All roof top mechanical equipment shall be completely screened by parapet walls or within roof structure.
2. All ground mounted mechanical equipment shall be completely screened by screen walls with color and texture to match the building.
3. Roof mounted communication equipment, including satellite dishes, shall be completely screened by the parapet walls or free standing screen walls subject to Development Quality/Compliance approval.
4. Ground mounted communication equipment, including satellite dishes, shall be completely screened by freestanding screen walls subject to Development Quality/Compliance approval.
5. Carport design to be compatible with the building in use of colors, texture and detailing.
6. Carport roofing to be of a pre-finished non-reflective material. No exposed galvanized metal allowed. Provide a minimum 4-inch fascia to cover edge of roof decking.
7. Show location and elevation of carports including fascias on all elevations and type of lighting.
8. The 3 story central glass element on the N. and S. sides of building to return to a DRB study session and subsequent staff approval, with details of how a brow, shade feature or canopy will be used to provide shade on the glass structure. (See 5/21/01 DRB approval)
9. The parking structure to contain the cut corners and trellis features as shown on revised parking structure detail and plans dated 5/10/01 and the corner color to be a lighter variation of the garage color, which shall contain a darker neutral color, to return to DRB study session, subject to staff approval. (See 5/21/01 DRB approval)
10. *A shade structure shall be integrated over each stair tower at the ends of parking structure, to the satisfaction of City of Scottsdale staff.*
11. Maximum ht. of lighting on 3rd level of parking structure to be 12' and be located in the center aisles of parking structure only, to the satisfaction of City of Scottsdale staff.

ROOF ACCESS

1. No exterior visible ladders allowed.

ROOF DRAINAGE:

1. Provide interior roof drainage system (overflow scuppers are permitted).
2. If provided indicate location and design of scuppers, and integrate with the architectural design.

ON-SITE LIGHTING:

1. The developer shall provide plans to the satisfaction of City staff indicating the location of all exterior on-site lighting and lighting fixtures at the time of final plans submittal.
2. Exterior lighting fixtures shall be subject to staff approval. With the final plans submittal, the developer shall provide an additional sheet(s) showing cut sheets indicating wattage, method of shielding and fixture design, to the satisfaction of City staff.
3. All pole-mounted lighting shall be a maximum of 20 feet in height from grade.

SIGNS:

1. Provide note on final documents: Signs require separate approvals and permits.
2. A Master Sign Program shall be approved by the Development Review Board prior to the issuance of a sign permit for multi-tenant buildings.

BICYCLE/EQUESTRIAN:

1. Bike path(s) location shall be approved by Development Quality/Compliance , and are to be shown on the engineering paving, grading, and drainage plans.
2. Public use trail(s) location shall be approved by Development Quality/Compliance and are to be shown on the final plat or site plan.
3. Trails and paths shall be consistent with Section 3.4 and 7.3 of the Design Standards and Policies Manual for the City of Scottsdale.
4. The developer shall include bike rack cut sheets / details with the final plans submittal. The bike rack design shall be subject to Development Quality/Compliance staff approval. Contact the City Bicycle Coordinator for the approved rack design, or for alternative rack design approval.

WALL DESIGN:

1. All screen and perimeter walls shall be 6 or 8-inch masonry block and shall match building texture and color, both sides.

2. The perimeter wall and landscaping shall be required to be completed prior to the start of construction.
3. No chain link fencing shall be allowed.
4. Submit elevations and details of gate for staff review and approval. No chain link shall be allowed.
5. Submit elevations and details of perimeter walls for staff/Development Review Board review and approval.
6. Dooley wall fencing shall not be allowed for the perimeter wall.
7. Barbed wire shall not be visible from adjacent properties.
8. Perimeter walls with interior and exterior heights that differ more than 12 inches, as measured from natural grade, shall return to Development Quality/Compliance for approval prior to any submittals of final plans.

LANDSCAPING:

1. Major tree theme shall incorporate the existing theme of the neighboring properties.
2. Trees shall be provided as noted on the landscape plan proposed at Development Review Board (15 gallon minimum, ~~468~~ **120** trees *minimum with phase I*) of which 50% shall be mature as defined in Article III of the Zoning Ordinance or larger.
3. Olive trees shall be the "Swan Hill" variety.
4. Provide low water consumptive plant materials.
5. Incorporate existing vegetation into the landscape design.
6. Landscape design and materials shall be arid to lush desert materials.
7. Revise plant palette to incorporate plant materials capable of growth within the planters proposed over structure.
8. Submit a landscape plan and plant palette to Development Quality/Compliance for staff review and approval 15 days prior to final plans submittal.
9. Areas in decomposed granite without plant materials/groundcovers shall not exceed dimensions of more than 7 feet in any one direction, measured between plant canopies and/or coverage.
10. Upon removal of the salvageable native plants the salvage contractor shall submit a completed Native Plant Tracking Form as well as a list identifying the tag numbers of the

plants surviving salvage operations to the City's Planning Inspector within 3 months from the beginning of salvage operations and/or prior to issuance of the Certificate of Occupancy.

11. Sight distance triangles shall be shown on final plans for driveways from commercial sites and any intersections. Area within the safety triangle is to be clear of landscaping, signs, or other visibility obstructions with a height greater than 2 feet. Trees within the safety triangle shall have a canopy that begins at 7 feet in height upon installation. All heights are measured from nearest street line elevation.
12. No turf areas are to be provided except at the site entry area as shown on Conceptual Landscape Master Plan by Floor and Assoc., dated April. 20, 2001.
13. Retention/detention basin depth shall be measured to top of existing grade. Maximum 3 feet water depth allowed. Greater depths shall require Development Quality/Compliance staff approval.
14. Maximum 10:1 width to depth ratio with a 4:1 maximum slope for retention/detention basins. Depth ratios and slopes greater than this shall require Development Quality/Compliance staff approval prior to final plan approval.
15. Retention/detention basins shall be constructed solely from the approved civil plans. Any alteration of the approved design (additional fill, boulders, etc.) shall require additional Development Quality/Compliance staff review and approval.
16. Only 50% of front open space can be used for retention/detention basin.
17. Front open space used for retention/detention basin in excess of 50% shall be approved by Development Quality/Compliance 5 days prior to final plans submittal.
18. Planters over structure shall be of sufficient depth to assure their capability of supporting and maintaining the plant material in a healthy condition. Details shall be subject to staff approval.
19. Provide 8% slope away from walk or curb for 5' 0" along all streets.
20. Setback all spray and stream type irrigation heads 1'-0" from back of curb or sidewalk to reduce overspray, or provide design alternatives to achieve similar results to be approved by Development Quality/Compliance staff.
21. All roadway medians required of this project shall be shown on the final landscape plan submittal and shall be landscaped and maintained by project's owner for a period of three years from final acceptance by the Transportation Maintenance Division.
22. All rights-of-way adjacent to this property shall be landscaped and maintained by the property owner.

IRRIGATION:

1. At the time of final irrigation plan submittal the applicant shall identify the location of backflow preventors and the means of screening to be provided.

TRAFFIC STIPULATION REQUIREMENTS
CIRCULATION AND REFUSE

ROADWAY, INTERSECTION, AND ACCESS DESIGN:

1. Prior to final plan approval, the developer shall provide documentation to the satisfaction of city staff of continuous paved access to Bell Road. Specifically, the developer shall verify access over the property to the west.
2. Prior to Final Plans approval, the developer shall provide documentation to the satisfaction of city staff demonstrating they have completed negotiations to grant a roadway access easement to the property, located on the southwest corner of Pima and Bell Rds, known as Desert Fairways 32-DR-2000. The roadway access easement shall be from Bell Rd., southward on Perimeter Dr. to Desert Fairway's main western driveway entrance.
3. The developer shall provide a "bubble" turn-a-round at the termination of Perimeter Drive, where Perimeter becomes a "Y" access drive into the site. The bubble shall be designed in general conformance with city of Scottsdale DSPM Figure 3.1-24.

4. THE DEVELOPER SHALL RECONFIGURE THE ENTRANCE TO BE A T-INTERSECTION OR A TRAFFIC CIRCLE (MINI-ROUNDAABOUT) TO THE SATISFACTION OF PLAN REVIEW STAFF.

INTERNAL CIRCULATION:

1. The developer shall provide a minimum internal drive-aisle width of 24 feet.
2. The developer shall provide internal circulation designed to accommodate emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.
3. Show required bike parking.
4. Provide sidewalks alongside the driveways from the entry road to the building entrance.
5. Provide a pedestrian circulation plan showing routes from the parking lot to the building entrances.

OTHER:

1. The developer shall construct a minimum 6-foot wide sidewalk along the western side of Perimeter Center Drive, connecting from the existing (or to be built per 153-DR-1997) sidewalk to the northwest, into the interior of the site.
2. The developer shall construct a minimum 5-foot sidewalk, to be built with the project phases, connecting the main entrances of all site buildings.
3. The developer shall provide pedestrian connections from the parking structure and surface lots to the building entrances.
4. The developer shall dedicate an 8-foot wide public utility easement along Perimeter Center Drive, to match the easement dedicated with 153-DR-1997.

STRIPING AND SIGNAGE PLAN:

1. All incidental signing and striping required by site roadway improvements shall be included on the grading and drainage plans.
2. All on-site parking lot striping shall be shown with the grading and drainage plans.

SIGHT DISTANCE:

1. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
2. Sight distance easements shall be dedicated oversight distance triangles.
3. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Procedures, published December 1999.

REFUSE COLLECTION:

1. Refuse enclosures shall be constructed to City of Scottsdale standards.
2. An area 14' x 30' long shall be provided for approach to refuse enclosures with slope constant with enclosure floor (to facilitate container pick-up).

3. REFUSE ENCLOSURES ARE REQUIRED AS FOLLOWS:

- **COMMERCIAL BUILDING SPACE:** **ONE FOR 0 TO 20,000 S.F.**
 TWO FOR 20,001 TO 40,000 S.F.
 THREE FOR 40,001 TO 60,000 S.F., ETC.

FOR LARGER SITES, AN ADDITIONAL ENCLOSURE SHALL BE REQUIRED FOR EACH BUILDING SPACE INCREASE UP TO 20,000 S.F., AS SHOWN ABOVE. NEEDS 5 REFUSE ENCLOSURES; SITE PLAN ONLY SHOWS ONE.

4. Enclosures must:
 - Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet, and vehicle length of L = 40 feet.
 - Be positioned to facilitate collection without "backtracking."

- Be easily accessible by a simple route.
 - Not require backing more than 35 feet.
 - Not be located on dead-end parking aisles.
5. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.
 6. Underground vault-type containers are not allowed.

DRAINAGE AND FLOOD CONTROL

1. COMPLIANCE. The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design, reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.
2. FINAL DRAINAGE REPORT. With the final improvement plans submittal to the Project Quality/Compliance Division, the developer shall submit a final drainage report and plan, subject to city staff approval. In addition, the final drainage report and plan shall:
 - a. Include final calculations and detailed analysis that demonstrate consistency with the conceptual drainage plan and report approved in concept by the Community Development Division.
 - b. Include calculations and details that demonstrate how the storm water storage requirement will be met. The drainage exhibit shall show the location, configuration, depth of water and extents of the high water surface elevation(s).
 - c. Include an exhibit that indicates where the site lies within the FEMA designated areas and define all pertinent FEMA designations.
 - d. Show all upstream contributing basin areas, including calculations and analysis for the peak runoff entering the site. Referencing the ADOT Drainage Report for the Pima Freeway 101, discuss how the upstream flows from the Pima Freeway 101 will impact the site and how the flows will be routed through the site. The preliminary drainage report makes references to drainage structures, which have not been built, to control the upstream flows. The final drainage report and final grading and drainage plans must account for all the upstream flows, assuming that the Desert Greenbelt Project will not be built and that any of the upstream flood control structures will not be built.
 - e. Include a discussion of how grading, drainage and finished floor elevations will be affected by development.
 - f. Demonstrate that historical flow through the site has been maintained and that storm water runoff exiting this site has a safe place to flow.

- g. Include calculations for rip-rap lined channels and rip-rap outlet structures using the design criteria for characteristic sizing, gradation, thickness and filter-blanket requirements from the Drainage Design Manual for Maricopa County, Volume II, Section 6.5.3.
3. IMPROVEMENT PLANS. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) disc copy of the complete final drainage report and plan.
4. STORM WATER STORAGE REQUIREMENT. On-site storm water storage is required for the full 100-year, 2-hour storm event, unless the developer submits an approved Request for Waiver form to the Project Quality/Compliance Division.
 - a. Request for Waiver Review forms, subject to review and approval by city staff, shall be submitted to the Community Development Division. See Section 2 of the Design Standards and Policies Manual for waiver criterion.
 - b. Request for Waiver Review forms shall:
 - (1) Include a supportive argument that demonstrates historical flow through the site will be maintained, and that storm water runoff exiting this site has a safe place to flow.
 - (2) Include an estimate for payment in-lieu of on-site storm water storage. The amount of payment in-lieu is subject to approval by city staff
 - c. Storage basin capacity SHALL NOT BE REDUCED by proposed landscaping improvements.
 - d. Storage basin design shall incorporate significant landscaping requirements.
 - e. Improvement plans shall NOT be submitted to the city for review until the developer has obtained the waiver approval.
5. BASIN CONFIGURATION. Basin side slopes shall not exceed 4:1, and the basin depth shall not exceed 3 feet.
6. STORM WATER STORAGE ON PAVED SURFACES. Up to 50% percent of required storm water storage may be provided in parking areas when the following conditions are met:
 - a. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
 - b. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.
7. BASIN DRAIN TIME. Storage basins must drain completely within 36-hours.

8. DRAINAGE OF BASIN. Infiltration of storm water through the basin floor is not acceptable as the sole means of draining the basin. Storm water storage basins should be designed to meter flow to the historic out-fall point. Where no out-fall exists (or metering is not possible) other methods of discharge such as pumps, etc. may be considered.
9. DRYWELLS. Drywells are not permitted.
10. UTILITY CONFLICT COORDINATION. Before improvement plan approval by the Project Quality/Compliance Division, the developer shall submit a signed No Conflict form (Not required for city owned utilities) from every affected utility company.
11. GRADING AND DRAINAGE PLAN. A site-specific grading and drainage plan shall be submitted to the Project Quality/Compliance Division. The grading and drainage plan shall include, but not be limited to the following:
 - a. Benchmark datum shall be based on North American Datum of 1988.
 - b. Show all easements and tracts. Clearly show the limits of proposed construction.
 - c. Contours, or sufficient spot elevations, shall be shown beyond the limits of construction as required to sufficiently reflect the impact of development on the abutting improvements and or rights of way.
 - d. Show all drainage facilities including, but not limited to point(s) of roof out-fall, channels, culverts, storm drain pipe, curb openings, weep holes, valley gutters and rip rap.
 - e. Show $Q_{(100.6)}$ at culvert inlets, where wash corridors converge, and at storm water entrance/exit points of the parcel boundaries.
 - f. Show the limits of inundation for all washes having a flow rate of 25 cfs or more using the peak runoff from the 100 year 6 hour storm event.
 - g. Show top of curb elevations at grade breaks and at intersection corners.
 - h. Show all walls, such as perimeter, screening and retaining walls.
12. UNDERGROUND STORM WATER STORAGE. Underground storm water storage is not permitted.
13. CONVEYANCE OF PEAK DISCHARGE. All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.

DRAINAGE EASEMENTS:

1. DEDICATIONS. Drainage and flood control easements shall be dedicated to the city to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 25 cfs or more, and for all FEMA regulatory floodways to the extent of the 100 year base flood elevation. All drainage and flood control easements, including easements for storm water storage, shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

GRADING & DRAINAGE REQUIREMENTS:

1. ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS. All construction activities that disturb one or more acres shall obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Construction Activities. [NOI forms are available in the City of Scottsdale One Stop Shop, 7447 East Indian School Road, Suite 100. Contact Region 9 of the U.S. Environmental Protection Agency at 415-744-1500, and the Arizona Department of Environmental Quality at 602-207-4574 or at web site <http://www.epa.gov/region9>.]
The developer shall:
 - a. Submit a completed Notice of Intent (NOI) to the EPA.
 - b. Submit a completed Storm Water Pollution Prevention Plan (SWPPP) to the City's Field Engineering Unit at 9191 E. San Salvador, Scottsdale, AZ 85258, Attention: NPDES Coordinator.
2. NOTICE OF INTENT (NOI). With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a copy of the NOI.
2. SECTION 404 PERMITS. With the improvement plan submittal to the Project Quality/Compliance Division, the developer' engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]
3. DUST CONTROL PERMITS. Prior to the start of grading on sites 1/10 acre or larger, a Dust Control Permit (earth moving equipment permit) must be obtained from Maricopa County Division of Air Pollution Control. Call the county (602- 507-6727) for fees and application information.

VERIFICATION OF COMPLIANCE

1. REQUIRED SPECIAL INSPECTIONS. Before the approval of the improvement plans, the Project Quality/Compliance Division staff shall specify those drainage facilities that shall be required

to have Special Inspections. See Section 2-109 of the Design Standards and Policies Manual for more information on this process.

2. CONDITION FOR ISSUANCE OF GRADING & DRAINAGE PERMIT. Before the issuance of a Grading & Drainage Permit:
 - a. The developer shall certify that it has retained an Inspecting Engineer by completing Part I (Project Information) and Part II (Owner's Notification of Special Inspection) of the Certificate of Special Inspection of Drainage Facilities (CSIDF); and,
 - b. The Inspecting Engineer shall complete Part III (Certificate of Responsibility) of the CSIDF.
3. CONDITION FOR ISSUANCE OF CERTIFICATE OF OCCUPANCY AND/OR LETTER OF ACCEPTANCE. Before the issuance of a Certificate of Occupancy and/or a Letter of Acceptance:
 - a. The Inspecting Engineer shall complete the Certificate of Compliance form.
 - b. The developer shall submit all required Special Inspection Checklists and the completed Certificate of Compliance form to the Inspection Services Division. The Certificate of Compliance form shall be sealed, signed and dated by the Inspecting Engineer, and shall be attached to all required Special Inspection Checklists completed by the Inspecting Engineer.
4. AS-BUILT PLANS.
 - a. City staff may at any time request the developer to submit As-built plans to the Inspection Services Division.
 - b. As-built plans shall be certified in writing by a registered professional civil engineer, using
 - c. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, lined and unlined open channels, and storm water storage basins as determined by city staff.

WATER AND WASTEWATER STIPULATIONSWATER and WASTEWATER:

1. COMPLIANCE. The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance Requirements, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.
2. BASIS OF DESIGN REPORT (WATER). Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a basis of design report and plan subject to Water Resources Department approval. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
 - a. Identify the location, size, condition and availability of existing water lines and water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc.
 - b. Identify the timing of and parties responsible for construction of all water facilities.
 - c. Include a complete description of requirements relating to project phasing.
3. BASIS OF DESIGN REPORT (SANITARY SEWER).). Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a basis of design report and plan subject to Water Resources Department approval. The basis of design report shall be in conformance with the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
 - a. Identify the location of, the size, condition and availability of existing sanitary sewer lines and wastewater related facilities.
 - b. Identify the timing of and parties responsible for construction of all sanitary sewer facilities.
 - c. Include a complete description of requirements relating to project phasing.
4. CLEARANCE FROM WALLS. Where walls cross or run parallel with water lines, sewer lines, and or fire lines the following shall apply:
 - a. Walls constructed parallel to water and sewer, and or fire lines shall be set such that the face of the wall is a minimum of six (6') feet from the outside diameter of the pipe.
 - b. Walls constructed across or perpendicular to water and sewer lines, and or fire lines shall be designed with gates or removable wall panels for maintenance and emergency access.

5. SERVICE CONNECTIONS TO THE MAIN. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.
6. WATER AND SEWER NEEDS REPORT. A completed Water and Sewer Needs Report shall be submitted for review with the final improvements plans. Approval will not be given for improvement plans until the Water and Sewer Needs Report is approved by the Project Quality/Compliance Division.
7. ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY REQUIREMENTS (ADEQ). The developer shall be responsible for conformance with ADEQ regulations and requirements for submittals, approvals, and notifications. The developer shall demonstrate compliance with Engineering Bulletin #10 Guidelines for the Construction of Water Systems, and Engineering Bulletin #11 Minimum Requirements for Design, Submission of Plans, and Specifications of Sewerage Works, published by the ADEQ. In addition:
 - a. Before approval of final improvement plans by the Project Quality and Compliance Division, the developer shall submit a cover sheet for the final improvement plans with a completed signature and date of approval from the Maricopa County Environmental Services Department (MCESD).
 - b. Before issuance of encroachment permits by city staff, the developer shall provide evidence to city staff that a Certificate of Approval to Construct Water and/or Wastewater Systems has been submitted to the MCESD. This evidence will be on a document developed and date stamped by the MCESD staff.
 - c. Before commencing construction, the developer shall submit evidence to city staff that Notification of Starting Construction has been submitted to the MCESD. This evidence shall be on a document developed and date stamped by the MCESD staff.
 - d. Before acceptance of improvements by the city Inspection Services Division, the developer shall submit a Certificate of Approval of Construction signed by the MCESD and a copy of the As-Built drawings.
 - e. Before issuance of Letters of Acceptance by the city Inspection Services Division, the developer shall:
 - (1) Provide to the MCESD, As-Built drawings for the water and/or sanitary sewer lines and all related facilities, subject to review and approval by the MCESD staff, and to city staff, a copy of the approved As-Built drawings and/or a Certification of As-Built, as issued by the MCESD.
 - (2) Provide to the MCESD a copy of the Engineers Certificate of Completion with all test results, analysis results, and calculations, as indicated on the form.
 - (3) Provide to the MCESD a copy of the "Request for Certificate of Approval of Construction" of water/sewer lines with all appropriate quantities.

- (4) Provide the city Inspection Services Division a copy of the Certificate of Approval of Construction, as issued by the MCESD.

EASEMENTS:

1. DEDICATIONS. All water line easements shall be dedicated to the City prior to the issuance of permits.
2. LOCATION & CLEARANCE. Privately owned sanitary sewer shall not run parallel within the waterline easement.
3. INDEMNITY AGREEMENTS. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the city to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

THE DEVELOPMENT REVIEW BOARD

Some Things You Should Know About the Development Review Board:

- * Review of development proposal by the Development Review Board is the first step toward obtaining a building permit.
- * Development Review Board approval expires ONE YEAR from the date of approval if a building permit has not been issued - unless a different expiration date is made a condition of the approval.

ORDINANCE REQUIREMENTS

Some Things You Should Know About Ordinance Requirements:

- * Some of the Ordinance requirements that may be relevant to your project are included in the following pages as helpful information.
- * There maybe some Ordinance requirements, which apply to your project that, are not included here.
- * City staff and the Development Review Board do not have the authority to "waive" Ordinance requirements.
- * Any appeals must be made in writing to the CITY CLERK'S OFFICE.

STIPULATIONS

Stipulations are staff recommendations, which, after ratification by the Development Review Board, become development requirements.

ENGINEERING ORDINANCE REQUIREMENTS**ALL STIPULATIONS FROM THE ASSOCIATED REZONING OR USE PERMIT CASES CONTINUE TO APPLY.**DRAINAGE AND FLOOD CONTROL:

1. HISTORICAL FLOW. Off-site runoff must enter and exit the site as it did historically.
2. STORM WATER DISCHARGE. Storm water storage basins should be designed to meter flow to historic out-fall point. Where no out-fall exists (or metering is not possible), other methods of discharge may be considered.
3. STORM WATER RUNOFF. Storage basins must drain completely within 36-hours.
4. BASIN LOCATION. Storm water storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
5. SECTION 404 PERMITS. Approval from the Army Corps of Engineers under the conditions of SECTION 404 PERMIT of the Clean Water Act may be required where proposed construction is adjacent to or within washes.
6. DEDICATIONS AND EASEMENTS. All vista corridor easements, drainage easements and easements for storm water storage shall be dedicated to the city as drainage and flood control easements, with maintenance the responsibility of the owner.

REFUSE REQUIREMENTS:

1. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
2. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 312-5600.

STREET LIGHTS:

1. Public streetlights shall be installed in accordance with City of Scottsdale Revised Code, Section 48-149. The developer shall be responsible for coordinating a street layout and cost estimate with the utility company. No building permits may be issued until all street light arrangements (including fee requirements) have been made.

PARKING LOTS:

1. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

ENGINEERING WATER & SEWER ORDINANCE REQUIREMENTS

1. HEALTH AND SAFETY REQUIREMENTS. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.
2. DEVELOPMENT FEES. The developer shall pay a Water Development Fee and Water Resources Development Fee for City water supply in accordance with City Ordinance. This fee shall be paid at the time, and as a condition of the issuance of a building permit, or if the development does not require a building permit, prior to connection to the City water system. All questions may be referred to Water Resources at 480-312-5650.
3. WATER METER FEES. Prior to the issuance of any building permit, the developer shall pay a Water Meter Fee for connection to the City water system in accordance with City Ordinance.

SEWER DEVELOPMENT ORDINANCE

1. DEVELOPMENT FEE. The developer shall pay a Sewer Development Fee for City sewer service in accordance with City Ordinance. This fee shall be paid at the time, and as a condition of the issuance of a building permit, or if the development does not require a building permit, prior to connection to the City sewer system. All questions may be referred to Water Resources at 480-312-5650.
2. SANITARY SEWER CONNECTION. Connection to the sanitary sewer system may be made without payment of a connection fee. Please provide sanitary sewer tap location on engineering plans.
3. GREASE INTERCEPTORS. Grease interceptors shall be provided at restaurant connections to the sanitary sewer. The interceptors shall be located as to be readily and easily accessible for cleaning and inspection.

FINAL PLANS SUBMITTAL REQUIREMENTS

1. Plans shall be submitted on the following paper sizes:
 - a) Architectural Plans: 11" x 17" minimum, up to 30" x 42" maximum
 - b) Landscaping/Irrigation Plans: 24" x 36"
 - c) Civil Plans: 24" x 36"
2. Provide intent as to maintenance responsibility of all landscape areas. Provide note on the landscape plans.
3. Provide a landscape plan of all existing trees and/or cactus for staff analysis of trees and/or cactus to remain or to be transplanted. Indicate size and specimen.
4. Provide a schedule indicating the timing on installation of all improvements required by planning.
5. Provide a contour map of the existing topography.
6. Provide a site plan with the following information:
 - a) Zoning of property, and adjacent properties.
 - b) Vicinity map.
 - c) Property lines and dimensions, street names, centerline of street.
 - d) Setback of structures - front, side, rear.
 - e) Parking lot dimensions - stall width and length, driveway width, parking angle.
 - f) Location and details of refuse enclosure & bicycle racks.
 - g) Parking calculations required/provided.
 - h) Location of handicap parking spaces & van accessible spaces.
 - i) All development on adjacent property within 50 feet of this project.
7. Provide building elevations with the following information:
 - a) Height of building (see Section 3.100 of the Zoning Ordinance for definition of building height) above finished floor/natural grade.
 - b) Label colors of all exterior materials (matching those approved at Development Review Board).
8. Provide landscaping and irrigation plans with the following information:
 - a) Plant palette (type, size, quantity)
 - b) Retention/detention basin slope
 - c) Perimeter wall elevations with the following information:
 - i) Height of perimeter wall above finished grade (both interior and exterior).
 - ii) Colors of all exterior materials (as required by Sec. 7.854 E of the Zoning Ordinance/matching those approved by Development Review Board).
 - d) Provide catalog cut sheets of all on-site lighting fixtures in common areas.

9. Provide adjacent curb elevations on Bell Road.
10. Obtain a native plant permit for disturbance of any protected plants on the site by submitting the following: ☼
 - a) Completed Native Plant Narrative & Application form
 - b) Three copies of the site plan indicating the location by tag number of each plant protected per the native plant ordinance.
 - c) Three copies of the numbered plant inventory corresponding to the tag numbers on the site plan, indicating the following:
 - i) plant type
 - ii) plant size in caliper inches
 - iii) plant condition
 - iv) whether the plant will remain in place, be relocated, or be destroyed
 - d) Location of plant nursery
 - e) Copy of vicinity map indicating the location of the project
 - f) Copy of Natural Area Open Space exhibit if applicable for the site
 - g) A copy of the 'Arizona Department of Agriculture Notice of Intent to Clear Land' form, issued through the State's Native Plant section at (602) 542-3292.
 - h) Letter of authorization from the property owner or authorized agent identifying the approved salvage contractor and verifying that all salvaged plants are to be incorporated in landscaping and used back on site.
 - i) Upon tagging the plants in accordance with Sec. 46-116 of the Scottsdale Revised Code, contact the City's Native Plant Program Coordinator at 480-312-7080 for inspection and permit approval.

☼ **The submittal for native plant permit approval is in addition to the native plant submittal required for DR approval**

FINAL PLANS ORDINANCE REQUIREMENTSSCREENING:

1. The height of the parapet or other screening device shall be (equal to or higher/minimum 1 foot higher) than the height of the air conditioning unit or other mechanical appurtenances.
2. All equipment, utilities, or other appurtenances attached to the building shall be an integral part of the building design in terms of form, color and texture.
3. Parking lot to be screened from Perimeter Center Drive (by a 3 foot wall, berming, and/or landscaping).

BUILDING HEIGHT:

1. With the final plan submittal the developer shall provide documentation, to the satisfaction of City staff, that the establishment of finished floor elevations used to measure building height have been established by using the benchmark elevation of 1549.60' taken from the top of curb at the south east corner of the intersection Bell Road and the Perimeter Center Drive. NOTE: Maximum proposed building heights may not be achievable and are subject to staff approval.

LANDSCAPING:

1. A minimum of 1/3 of the required landscaped area for the parking lot for more than 20 cars shall be in planting areas distributed throughout the lot rather than on the perimeter. Planting areas shall have a minimum width of 7 feet and a minimum area of 120-square feet per Section 9.106 of the Zoning Ordinance.
2. All plant materials shall be on the Department of Water Resources (DWR) low water plant list for the Phoenix Active Management Area (AMA).
3. Provide documentation required for issuance of a Native Plant Permit as required in Chapter 46 of City Code. The Native Plant Permit is a separate submittal and approval. (See attached specific submittal requirements). Contact the City's Native Plant Program Coordinator at 480-312-7080 to initiate the process. (For additional information visit the Native Plant website at www.ci.scottsdale.az.us/nativeplant).
4. Turf shall be limited to the maximum area specified in Sections 49-77 through 49-79 of the City Code and shall be shown on landscape plans submitted at the time of final plans.
5. Prior to the establishment of water service, non-residential projects with an estimated annual water demand of ten (10) acre-feet or more shall submit a conservation plan in conformance with Section 49-82 of the City Code to the Water Conservation Office.
6. Provide 6-inch vertical concrete curb between any driveways or parking areas and landscape areas.

7. *With the final plan submittal, the developer shall revise the site plan, the satisfaction of City staff, to conform to section 10.602.C.2 of the Zoning ordinance.*

GRADING:

1. Prior to final plans submittal a grading report shall be submitted indicating methods and sequencing of grading, proposed locations for stockpiling or disposing of unused materials, and plans for minimizing wind and water erosion on graded areas during development and construction.
2. Cuts and fills exceeding limits outlined in Sec. 204 of the Design Guidelines & Policies for Environmentally Sensitive Lands/Section 6.806 A.3 of the Hillside Ordinance shall require Development Review Board approval.

OTHER:

1. Comply with conditions of case No.: 134-ZN-85
2. Provide 4% of required parking as handicap parking spaces (14 minimum with phase I). A minimum of 2 spaces are required to be van accessible per Section 9.105 of the Zoning Ordinance.
3. Provide one bicycle parking space per each 10 required vehicle parking spaces (35 minimum) per Section 9.103 of the Zoning Ordinance.

FINAL PLANS REQUIREMENTS

DETAILED INFORMATION REGARDING CONSTRUCTION PLAN PREPARATION FOR PLANS SUBMITTED TO THE CITY OF SCOTTSDALE FOR APPROVAL CAN BE FOUND IN THE SCOTTSDALE DESIGN STANDARDS AND POLICIES MANUAL.

PLAN SHEET DIMENSIONS SHALL CONFORM TO THE FOLLOWING SIZES:

- | | |
|---------------------------------|---|
| * BUILDING PLANS: | 11" X 17 MINIMUM, UP TO 30" X 42" MAXIMUM |
| * LANDSCAPING/IRRIGATION PLANS: | 24" X 36" (MYLAR ORIGINALS) |
| * CIVIL PLANS: | 24" X 36" (MYLAR ORIGINALS) |

EACH ITEM LISTED WITHIN THESE SUBMITTAL REQUIREMENTS MUST BE INCLUDED. A COPY OF THIS LIST MUST ALSO ACCOMPANY YOUR FIRST SUBMITTAL. INCOMPLETE SUBMITTALS WILL NOT BE ACCEPTED.

ALL CONSTRUCTION PLANS, REPORTS, ETC., MUST BE IN CONFORMANCE WITH THOSE APPROVED BY THE DEVELOPMENT REVIEW BOARD.

THE FOLLOWING INFORMATION MUST APPEAR ON THE COVER SHEET:

- * BOOK, MAP AND PARCEL NUMBER OF PROPERTY ON WHICH IMPROVEMENTS ARE BEING PROPOSED.
- * SITE ADDRESS.
- * PLAN CHECK NUMBER AND ALL APPLICABLE CASE NUMBERS MUST APPEAR WITHIN THE BOTTOM OR RIGHT-HAND MARGIN IN 1/2 INCH LETTERS.
- * NAME, ADDRESS AND PHONE NUMBER OF THE OWNER AND THE PARTY PREPARING THE PLANS.

FINAL PLAN SUBMITTAL REQUIREMENTS
THIS FORM MUST ACCOMPANY ALL FINAL PLAN SUBMITTALS

The following items are the **BASIC MINIMUM** requirements **NECESSARY** to submit final plans for review.

BUILDING PLAN SUBMITTAL REQUIREMENTS:

CIVIL PLANS AND BUILDING PLANS MUST BE SUBMITTED AT THE SAME TIME IN SEPARATE PACKAGES.

DETAILED INFORMATION REGARDING MINIMUM PLAN SUBMITTAL REQUIREMENTS FOR SINGLE FAMILY DWELLINGS CAN BE OBTAINED FROM THE ONE-STOP SHOP.

[X] One Copy of Site Plan to be submitted separately at the One-Stop-Shop counter for Distribution to Records for addressing.

[] Building plans may be reviewed at the One-Stop Shop counter

[X] Building plans shall be submitted to Development Quality/Compliance for final plans review

[X] Four sets which shall include each of the following:

- * Site Plan
- * Project Data
- * Elevations
- * Floor Plans
- * Foundation Plans
- * Building Sections
- * Wall Sections
- * Architectural Details
- * Schedules
- * Mechanical Plans and Details
- * Structural Plans and Details
- * Electrical Plans and Details

In addition provide two additional copies of site plan and two additional copies of elevations plan(s) with the submittal.

[] One copy of structural, electrical, and water calculations (may be on drawings)

[] One copy of geotechnical report accompany building plans

CIVIL PLAN SUBMITTAL REQUIREMENTS:**CIVIL PLANS AND BUILDING PLANS MUST BE SUBMITTED AT THE SAME TIME IN SEPARATE PACKAGES.****IMPROVEMENT PLANS:**

- ☒ Grading and Drainage Plan
- ☒ Water Plans ☒ Sewer Plans
- ☐ Paving Plans (including striping & signage)
- ☐ Traffic Signal Plans
- ☐ Striping & Signage Plans
- ☐ Structural Plans (including details & calculations)

SURVEYS: ☐ ALTA Survey ☒ Results of Survey ☐ Boundary Survey**PLATS:** ☐ Preliminary Plat ☐ Final Plat**REPORTS:** (* **Requires Proof of Approval Before Submittal of Improvement Plans for Final Review.****Developer shall, as a minimum, provide a copy of the cover sheet with city staff signatures of acceptance.)****DRAINAGE:** ☐ *Master ☐ Conceptual ☒ Final**WATER:** ☐ *Master ☒ *Basis of Design**SEWER:** ☐ *Master ☒ *Basis of Design**CIRCULATION:** ☐ *Master ☐ Final**SIGNALIZATION:** ☐ *Master ☐ Final**OTHER:** ☐ Geotechnical ☐ Structural☒ The completed 404 Certification Form☒ Copy of the No-Conflict Form (Original must be signed by associated utility before plan approval)☒ The completed Waiver Request Form (must be signed by city staff)**ENGINEER'S COST ESTIMATES:** for payment in-lieu of: ☐ Street improvements ☐ Signalization

- ☐ Title Report (not more than 60 days old)
- ☒ Cut sheets and specifications for outdoor lighting fixtures
- ☒ Two (2) additional architectural site plans
- ☐ Letter of approval for fountains and water features from the Water Conservation Office, copy of approved site plan, and copy of approved landscape plan.
- ☒ Wall elevations
- ☒ Landscape & irrigation plans
- ☐ NAOS graphic & calculation worksheet
- ☒ Native plant program, or confirmation of compliance
- ☐ "Purchase Agreement In-Lieu Parking Credits" original, signed by applicant.

FEE SCHEDULE (Note, applicant should consult current fee schedule to determine fees.)

Construction Document Submittal Requirements

A copy of these construction document submittal requirements must accompany your first plan review submittal. Provide each item listed on the submittal checklists at your first submittal.

Incomplete submittals will not be accepted.

Civil plans and building plans must be submitted at the same time in separate packages.

All Landscaping/Irrigation, Civil plan sheets must be 24" X 36" size, including Mylar originals. All Building sheets shall be a minimum 24" X 36" size.

The cover sheet must contain the following information:

1. County Assessor parcel number of property on which improvements are being proposed.
2. Full street address assigned by the City of Scottsdale Records Department
3. Provide space for City of Scottsdale Plan check number in the right hand margin. All applicable case numbers must be in 1/4-inch letters.
4. Provide the name, address, phone number, and email address of the owner, the party preparing the plans, the architect, and the developer.

Detailed information regarding construction plan preparation to the City of Scottsdale can be found in the City of Scottsdale's [DESIGN STANDARDS AND POLICIES MANUAL](#). You may access the manual online at <http://www.scottsdaleaz.gov/dspm> - or call the One Stop Shop at 480-312-2500.

All construction plans, reports, etc., must be in conformance with those approved by the Development Review Board.

Architectural Plan Submittal Requirements
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Each item on listed checklist must be submitted at your first construction document submittal, along with a copy of this list. **Incomplete submittals will not be accepted. All plans must be signed and sealed.** If necessary, the plan reviewer may require additional information and plans after the first submittal.

BUILDING

The following items are the minimum requirements necessary to submit construction documents for review. Civil plans and building plans must be submitted at the same time, in separate packages.

1. Provide two (2) sets of the following – minimum 1/8" scale or larger so plans are legible when reduced. (sets must **include a complete set of civil plans and landscape plans- for reference only**):
 - a. Site Plan
 - b. Project Data
 - c. Elevations
 - d. Floor Plans
 - e. Foundation Plans
 - f. Building Sections
 - g. Wall Sections
 - h. Retaining Wall Details
 - i. Electrical Plans and Details
 - j. Structural Plans and Details
 - k. Mechanical Plans and Details
 - l. Schedules
 - m. Architectural Details
2. One (1) copy of structural, electrical, and water calculations (may be on drawings)
3. One (1) copy of soils report to accompany building plans.

PLANNING

Provide one (1) complete set of building plans (1a through 1m), **set shall include a complete set of civil plans and landscape plans- for reference only**, and the following items:

1.
 - a. Open Space Plan
 - b. Floor Plan Worksheet
 - c. Site Details
 - d. Parking Analysis
 - e. Photometric Plan
 - f. Exterior Lighting Cutsheets
2. Provide two (2) additional sheets of the following:
 - a. Site Plan
 - b. Building Elevation(s)

☒ FIRE

Provide one (1) complete set of building plans (1a through 1m), and one (1) grading and drainage plan- for reference only.

Civil Improvement Plan Submittal Requirements:

Each item listed on this checklist must be submitted at your first construction document submittal, along with a copy of this list. **Incomplete submittals will not be accepted. All plans must be signed and sealed.** If necessary, the plan reviewer may require additional information and plans after the first submittal.

Required Plan Size: 24" X 36"

Minimum Horizontal Scale: 1" = 20'

Minimum Vertical Scale: 1" = 2'

CIVIL

The following items are the basic minimum requirements necessary to submit construction documents for review. Civil plans and building plans must be submitted at the same time, in separate packages.

1. A sealed engineer's statement on the cover sheet of all civil plan sets stating that, "The engineer of record on these plans has received a copy of the approved stipulations for this project and has designed these plans in conformance with the approved stipulations."
2. Title Report and Letter of Update (not more than 60 days old)

Provide one (1) set.